2018 NC Building Code – Reminders!

2 things to remember when you use the 2018 NC State Building Codes:

1. All the changes are identified in the margin by change bars.
   - No, only the 2012 to 2015 changes will be. The 2009 to 2012 changes won’t be, courtesy of the 6-year code cycle.

2. Previously used items, now missing, have been deleted and are gone.
   - No, in most cases the section in question has been relocated to a supposedly more logical location.

Q: I have an industrial building, it’s ADA compliant from the parking spaces to the building. However, Planning is asking them to connect to the side walk along the roadway in front of the property. I said, if you provide the connection, then it must be compliant to the code. The architect does not want to connect the site to the sidewalks and cited the exception to NCBC 1104.1 and NCBC 1104.2 as not being required to add the sidewalk per building code and therefore should not be required by zoning. I’m not worried about zoning but your thoughts on the exception.

A: The answer to your question is based on different requirements coming from different entities where each is intended to address a separate topic. For your building, or any building, for that matter, the following NC Building Code requirements are applicable:

1. Accessible Route Offsite to Onsite. NCBC 1104.1 requires this, although the Exception to NCBC 1104.1 exempts this as an accessible route requirement if the only means of access between them is a vehicular way not providing for pedestrian access.

2. Accessible Egress to the Public Right of Way. NCBC 1007.2, along with the NCBC 1002 definition for EXIT DISCHARGE, requires that each required accessible means of egress shall be continuous to a public way.

Then, there is the Planning Department’s request to ‘connect to the sidewalk along the roadway in front of the property.’ The Planning Department may be requesting this because the City’s masterplan is anticipating a future bus route in this area or for other planning-related reasons.

So, what does this mean, overall?

- The Exception to NCBC 1104.1 is applicable from an access point of view.
- NCBC 1007.2 still requires an accessible route to the PROW for egress.
- The Planning Department requirement covers long-term planning for the town.

The building code and planning department requirements shall all be considered together; then, whichever is more restrictive is the one that is applicable. In this case, it is the Planning Department requirement. Even though the Exception to NCBC 1104.1 would have exempted this as an accessible route, either the requirement for egress (NCBC 1007.2) and/or the separate Planning Department provision determine that it is required to be accessible.
1109.2 Exc. 3 Other Features and Facilities

3. Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.

ICC Commentary, cont’d:

- A single-occupant women’s bathroom adjacent to a single-occupant men’s bathroom is not considered a cluster since they each serve a different sex.
  - **One** individual toilet room of **each** type: M + W ≠ a cluster

- The IPC does have an allowance that would let some small occupancies have two unisex single-occupant toilet rooms, rather than having the same rooms labeled men’s and women’s (see Section 2902.2.1). If these toilet rooms are clustered, they can use this 50-percent exception since they are the same type.
  - **If two** unisex, per NCPC 403.2 Exc. 5, then 50% exception **is** applicable.

**NOTE:** This is a different interpretation than the 2009 IBC Commentary.

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CLARIFICATION (AGAIN FROM V918):

THE FEDERAL ADA REGULATIONS, NOT THE 2010 ADA STDS, EXEMPT RELIGIOUS ENTITIES (CHURCHES). SO, THE 2010 ADA STDS HAS NO SCOPI NG REQUIREMENTS APPLICABLE TO RELIGIOUS ENTITIES.


WITH OVERLAPPING REQUIREMENTS [ADA + NCBC], WHICHEVER IS MORE RESTRICTIVE IS APPLICABLE.

CHURCHES IN NC ARE REQUIRED TO BE ACCESSIBLE PER THE BUILDING CODE THE SAME AS ANY OTHER BUILDING.

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How to Search the AU Newsletter Webpage

Here is a helpful hint:
If you want to search the **AccessUpdate Newsletter** webpage, click off somewhere in the margin of the webpage, then open a page-specific search window by pressing simultaneously the **Ctrl + F** buttons on your keyboard.

This will open up a small search query on the page where you can insert text, a section number or whatever method or abbreviation you wish to search for. Check the abbreviations that have been used in referencing newsletter topics for a headstart.

This is how I find items that I know I have written but cannot remember where they are located. If you use the search window at the upper right of the page, your search term will search the entire NCDOI website.